



5 Judson Close, Nantwich, CW5 7TP

Guide Price £365,000



In association with



An outstanding three-bedroom, two-bathroom modern detached town house circa December 2019 situated on a small exclusive cul de sac development close to renowned secondary and primary local schools.

Offered for sale in first class order extending over two well planned floors to 87.5m² or 942 ft² together with excellent sized gardens and two private parking spaces. No forward chain.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

Step Into Your Forever Home—

Seeking comfort, convenience, and a lock-up and-leave lifestyle ? - Start your next chapter here - No Chain !

For families prioritizing location this opportunity is a compelling choice close to excellent schooling in a small Cul de sac development. A unique blend of convenience, style, and community with historic architecture, shops , bars, restaurants, and interesting street scenes all close by.

Destined to attract professionals, downsizers, families, and investors due to a prime location and lifestyle appeal.

We can confidently recommend an early viewing as to fully appreciate this rare opportunity being the only detached house on the development.

BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request an appraisal with a local expert property Mark Johnson.

Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

The sale process begins with a free market appraisal of your property

LOCATION & AMENITIES

5 Judson is located on the southern confines of Nantwich, 0.75 of a mile from the town centre. The property is not only within walking distance of the town centre, but also within a short walk of a family friendly pub, local co-operative store, and other shops. A high demand for properties in the area is mainly due to the excellent schools, both primary and secondary being close by.

The house benefits from a convenient setting in a highly favoured residential position within walking distance of Nantwich and nearby to Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 20th Century Church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting, and leisure facilities with an outdoor saltwater pool, riverside walks, lake, and nearby canal network.

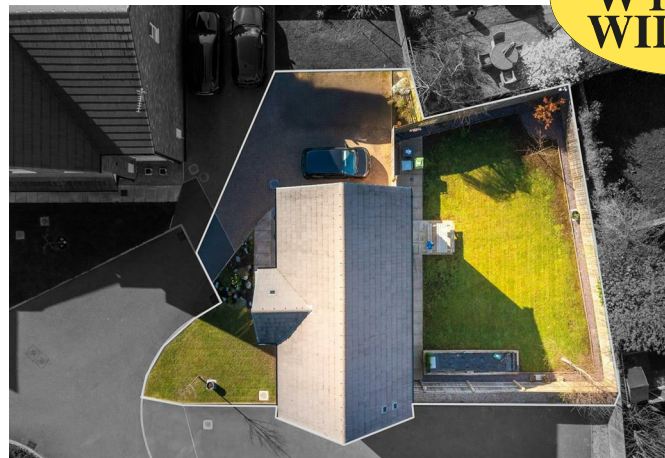
DIRECTIONS TO CW5 7TP

what3words ref /// mavericks.flights.copycat

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road for half a mile and the house past the main entrance to Brine Leas Academy/BL6 Sixth Form College and bear left at the traffic lights and take the next right turn into Judson Close.



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OUT AND ABOUT

Why Nantwich?

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. **Historic Heartbeat** - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. **Cultural Heritage**: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. **Thriving Lifestyle** - **Boutique Shopping & Dining**: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. **Unique Leisure**: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. **Highly Rated Education**: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. **Festivals & Community Spirit** - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. **Year-Round Vibrancy**: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting: Just 5 miles from Crewe Station (20-minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

THE TOUR

ACCOMMODATION with approximate measurements comprises:

COVERED STORM PORCH

With lantern light.

HALL

14'0" x 8'7"

Composite entrance door, radiator, central heating thermostat, turned staircase to first floor, useful understairs store.

DOWNSTAIRS CLOAKS

6'7" x 3'10"

Enclosed cistern W/C with tiled back, pedestal wash hand basin with tiled splash back, radiator.

LIVING ROOM

15'3" x 11'4"

uPVC double glazed windows, radiator, uPVC double glazed patio doors to rear garden.



KITCHEN/BREAKFAST/DINING ROOM

15'2" x 11'0"

Modern fitted units to three elevations proving useful undercounter storage and appliance spaces. Wall mounted units, work surfaces with stainless steel single drainer sink unit (1.5 bowl single drainer), cupboard housing Ideal Logic combination boiler. Fitted appliances include Electrolux four ring gas hob with canopy hood over, Electrolux electric oven, Electrolux built in dishwasher, Hoover washing machine (not tested), Zanussi freestanding fridge freezer (not tested), tiled floor, radiator.

Note: Fitted blinds included in the sale price.

FIRST FLOOR

LANDING

Built in storage cupboard, radiator, uPVC double glazed windows.

BEDROOM NO. 1

14'10" x 8'10"

uPVC double glazed window, radiator, zoned central heating control.

ENSUITE SHOWER ROOM

6'7" x 5'11"

Shower screen door enclosed cubicle with thermostatic shower, enclosed cistern W/C, wash hand basin, chrome towel radiator, half tiled walls and floor.

BEDROOM NO. 2

10'11" x 6'10"

uPVC double glazed window, radiator.

BEDROOM NO. 3 (Rear)

11'0" x 6'1"

Radiator.

BATHROOM

Modern suite comprising panel bath with side screen and thermostatic shower, enclosed cistern W/C, wash hand basin, chrome heated towel rail, shaver socket, exterior fan.

EXTERIOR

Small exclusive cul de sac, front lawn and rockery border, side brick paved parking for two vehicles, close boarded fencing and gate to lawned rear garden paved patio and pathway, close boarded fencing. Raised border with sleeper, cold water tap. External lantern light.

SERVICES

All mains services connected or available.

TENURE

Freehold.

COUNCIL TAX

Band D.

CONSTRUCTION

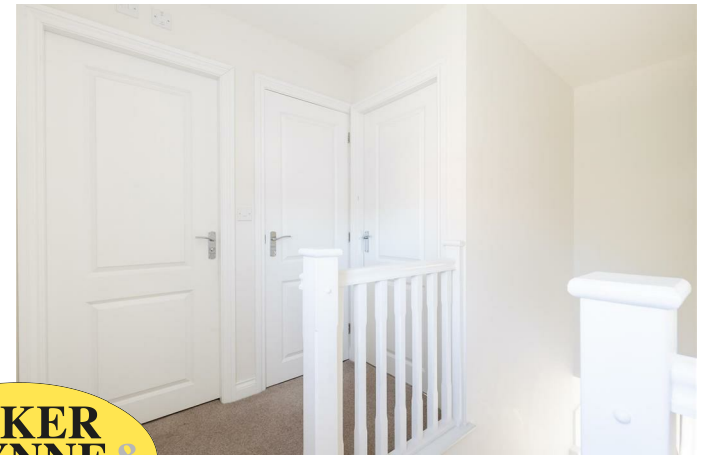
Modern cavity brickwork beneath a tile covered main roof.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





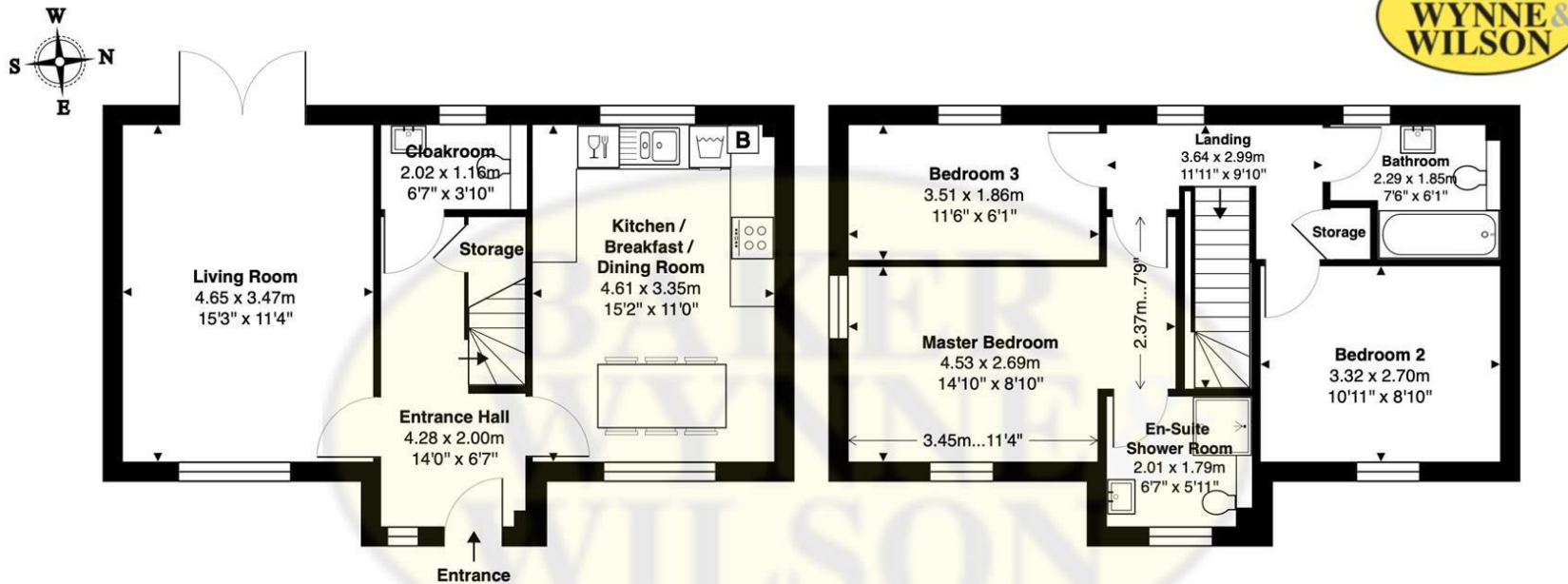
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Ground Floor
Floor Area: 43.8 m² ... 471 ft²

First Floor
Floor Area: 43.8 m² ... 471 ft²

5 JUDSON CLOSE, NANTWICH, CHESHIRE, CW5 7TP

Approximate Gross Internal Area: 87.5 m² ... 942 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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